

CONSERVATION COMMISSION MINUTES FOR MARCH 20, 2014 PAGE #14-11

MEMBERS PRESENT:

Chairman Ed Schwarz, Vice-Chairman Cathy Minter, Chris Spaulding, Robert Turner, Michael Zegers, Ted von Rosenvinge and James Smith

Meeting on digital recording dated 3/20/14

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Mr. Schwarz opened the March 20<sup>th</sup> Regular meeting of the Weston Conservation Commission at 7:30 p.m.

WALK DATE

The walk date was set for Saturday, April 12, 2014. The Commissioners will meet at Town Hall at 8:00 a.m.

RECEIPT OF APPLICATION

- GTR 2015 LLC, 5 Ladder Hill - septic
- Replacement of Godfrey Road West Bridge, Godfrey Road and Pent Road (Town of Weston/Cardinal Engineering Associates)

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application of GTR 2015 LLC, 5 Ladder Hill and Mr. Spaulding seconded. All in favor, the motion carried (7-0).

MOTION FOR RECEIPT

Mr. Schwarz made a motion to receive the application for the replacement of Godfrey Road West Bridge and Ms. Minter seconded. All in favor, the motion carried (7-0).

DISCUSSION OF APPLICATION: BUDDENHAGEN – LOT DEVELOPMENT LOT 5 SMITH RIDGE, TANNERY LANE SUBDIVISION (GRUMMAN ENGINEERING)

Scott Buddenhagen, owner, came forward explained that they have Health Department approval and subdivision approval. He indicated on the plans that the septic, house and well are outside of the 100 ft. setback, but that the pool deck is 64 ft. from the wetland line. Mr. Buddenhagen suggested that if he were to put boulders down in that area in between wetlands and development, it would slow down the velocity of water headed towards wetlands. Mr. Turner posed a question about excavated soil being reused on property and Mr. Buddenhagen explained that they will be reusing the soil to create front yard, etc. Mr. von Rosenvinge asked him to discuss the retaining wall and fill and discussion ensued.

Following discussion, Mr. Turner stated that he would like to see more information on the retaining wall such as engineering details. Mr. Spaulding suggested that a 100 ft. non disturbance line should be delineated. Following a question posed by Mr. Schwarz, Mr.

Buddenhagen explained that Grumman Engineering prepared a report which is in the file indicating that there will be no effect on wetlands. Discussion ensued.

Following discussion, the following motion was made:

MOTION FOR APPROVAL

Mr. Schwarz made a motion to conditionally approve the application for Buddenhagen, Lot 5 Smith Ridge, as shown on plans prepared by Grumman Engineering dated 11/21/2013, subject to the Standard Conditions A-I and J. Applicant is to provide an engineered plan of the retaining wall with cross section and a planting plan 2 weeks before the April meeting. K. Applicant will not disturb south of the 100 ft. line indicated on the plan but can do construction to the north of 100 ft. line. Mr. von Rosenvinge seconded the motion. All in favor, the motion carried (7-0).

DISCUSSION OF APPLICATION: LACHAT FARM COMMUNITY GARDEN, 106 GODFREY ROAD (TOWN OF WESTON/LANDTECH)

Chris Allen from LandTech and Carol Baldwin from the Town Select Committee for Lachat came forward to present the application. Mr. Allen explained that they would like to get community gardens going and the community agriculture area. He indicated on the plan the deer fencing and parking and noted that they propose 50 garden plots, 4x16 each, in the area of field. He also explained that there will be no farming in the wetlands as they are not conducive to farming. Mr. Allen then went through the regulations to talk to the issue of whether they would be exempt or not under the farmland exemption. Discussion ensued.

MOTION TO EXEMPT

Mr. Schwarz made a motion to declare the plan for the garden plots as exempt and a permitted operation and use. Mr. Spaulding seconded. All in favor, the motion carried (7-0).

Mr. Smith posed a question regarding how they planned to attach the deer fence to the ground through the wetlands to ensure that the deer are not going to dig under and enter the area. Mr. Allen explained how that would be accomplished.

MOTION TO EXEMPT

Mr. Schwarz made a motion to include the deer fence in the exemption because it is necessary for farming operations. Mr. Turner seconded the motion. All in favor, the motion carried (7-0).

MOTION TO EXEMPT

Mr. Schwarz made a motion to include the "hoop house" under the exemption and Mr. von Rosenvinge seconded. All in favor, the motion carried (7-0).

After some discussion on the 2 proposed bridges, the Commission asked for more detail on the bridges.

Amy Kalafa, on the Lachat Committee, came forward and stated that she wanted to reiterate that the Committee's interests are in being careful stewards of this land, and they want to be model for the community on how to manage land in terms of water runoff, etc. She noted that in future phases, they want to create a rain garden and help create something as a model to deal with

wetlands in most responsible way and any input from the Commission is welcome. They are trying to have whole farm be responsible land management. It will be an organic farm with no chemicals of any kind being used.

Nicholas Bell, came forward and stated that he is in support of Lachat and is also a member of committee and concerned that they lead by example with recommendations to develop a plan for a Fairfield county soil agency that would work with farmers to stabilize soils.

#### MOTION TO APPROVE

Mr. Schwarz made a motion to approve the plan submitted by Landtech dated 2/3/2014, subject to Standard conditions A-I, and J. The only farming done is within the garden beds shown in plan. The other farming operations will require a more detailed application showing how the operation will not interfere with the flow or affect the watercourse. Mr. Turner seconded the motion. All in favor, the motion carried (7-0).

#### DISCUSSION/DECISION: APPOINTMENT OF DAVE PATTEE, TEMPORARY WETLANDS ENFORCEMENT OFFICER

Mr. Turner made a motion to approve the appointment of Dave Pattee as Temporary Wetlands Officer for the period April 3, 2014 to April 11, 2014 in absence of J. Pjura, who will be on vacation and Mr. Zegers seconded. All in favor, the motion carried (7-0).

#### APPROVAL OF MINUTES

Mr. Schwarz made a motion to approve the Minutes from the February 20, 2014 meeting and Mr. Zegers seconded. All in favor, the motion carried (7-0).

#### MOTION TO ADJOURN

Mr. Schwarz made a motion to adjourn the meeting and Mr. von Rosenvinge seconded. All in favor, the meeting adjourned at 9:24 p.m.

Respectfully submitted,

Delana Lustberg  
Recording Secretary